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17 Nationstar Mortgage LL as servicer for HSBC Bank USA, National Association, as Trustee for
18 Merrill Lynch Investors Inc., Mortgage Pass-Through Certificates, MANA Series 2007-OAR5
19 N.102-1619.NF

The following constitutes
the order of the court. Signed July 16, 2015

A handwritten signature in black ink that reads "Stephen L. Johnson".

Stephen L. Johnson
U.S. Bankruptcy Judge

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA
SAN JOSE DIVISION

16 In re	) Bk. No. 15-50656
)
17 DANIEL JOSEPH SHAW AKA	) CHAPTER 7
18 DANIEL J. SHAW AND)
19 AMBER JUNE MCCLAIN SHAW AKA	) R.S. No. LSR – 962
AMBER JUNE MCCLAIN,)
	) ORDER FOR RELIEF FROM
20 Debtors.	) <u>AUTOMATIC STAY</u>
)
21	) Hearing-
22	) Date : June 30, 2015
23	) Time : 10:00 A.M.
24	) Place : U.S. Bankruptcy Court
	) 280 South First Street
	) San Jose, California
	) Courtroom 3099

25 The Motion for Relief from Automatic Stay of Nationstar Mortgage LL as servicer for
26 HSBC Bank USA, National Association, as Trustee for Merrill Lynch Investors Inc., Mortgage
27 Pass-Through Certificates, MANA Series 2007-OAR5, its assignees and/or successors in
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1 interest, came on for hearing on June 30, 2015 at 10:00 A.M., before the Honorable Stephen L.
2 Johnson. Appearances are as set forth in the Court's docket.

3 The Court after reviewing the pleadings and records, and after determining that GOOD
4 CAUSE exists, makes the following Order:

5 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the
6 above-entitled Bankruptcy proceeding is hereby vacated and extinguished for all purposes as to
7 Nationstar Mortgage LL as servicer for HSBC Bank USA, National Association, as Trustee for
8 Merrill Lynch Investors Inc., Mortgage Pass-Through Certificates, MANA Series 2007-OAR5,
9 its assignees and/or successors in interest ("Secured Creditor" herein), and Secured Creditor, its
10 assignees and/or successors in interest may proceed with foreclosure of the subject Property
11 generally described as **121 El Porton, Los Gatos, California 95032**, pursuant to applicable
12 statutory law, and thereafter commence any action necessary to obtain complete possession thereof.

13 IT IS FURTHER ORDERED that Movant may enforce its remedies to foreclose upon and
14 obtain possession of the Property in accordance with applicable nonbankruptcy law, but may not
15 pursue any deficiency claim against the Debtor or property of the estate, except by filing a Proof of
16 Claim pursuant to 11 U.S.C. §501.

17 IT IS FURTHER ORDERED that entry of this order shall be deemed to constitute relief
18 from the automatic stay as to any interest the Chapter 7 Trustee may have in the subject Property.

19 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that, in addition to
20 foreclosure, this Relief Order permits activity necessary to obtain possession of said collateral;
21 therefore, Nationstar Mortgage LL as servicer for HSBC Bank USA, National Association, as
22 Trustee for Merrill Lynch Investors Inc., Mortgage Pass-Through Certificates, MANA Series
23 2007-OAR5 is permitted to engage in loss mitigation activity, including short payoff, short sale and
24 the obtaining of a deed-in-lieu of foreclosure including authorization to negotiate inferior liens.
25 Nationstar Mortgage LL as servicer for HSBC Bank USA, National Association, as Trustee for
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1 Merrill Lynch Investors Inc., Mortgage Pass-Through Certificates, MANA Series 2007-OAR5 is
2 further permitted to send information regarding these loss mitigation options directly to the debtor.

3 IT IS FURTHER ORDERED that the 14-day stay provided by Bankruptcy Rule 4001(a)(3)
4 is waived.

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6 ** END OF ORDER **
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COURT SERVICE LIST

ALL PARTIES SERVED VIA ELECTRONIC NOTICE.